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**Z-2592**  
**F. LYNN CASON, JR., AS TRUSTEE OF**  
**THE F. LYNN CASON, JR. MARITAL TRUST**  
**R3 TO GB**  
**WITH COMMITMENT**

**ADDENDUM**  
**December 11, 2014**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, who is the trustee for the land and is represented by attorney Daniel Teder, is requesting a rezone from R3 to GB of 30 acres. No proposed use has been given. This site has no frontage on a public road; US 231 is located approximately 500 feet to the east and Pointe West Mobile Home Park is adjacent to the west. The site is located in Wabash 11 (NW) 23-5, in the newly annexed part of West Lafayette.

**STAFF COMMENTS:**

Staff's main concern with this request was the intensity of the requested zone, General Business, and its proximity to residences. Shortly after the staff report was sent out last month, recommending denial, petitioner continued the case so that a commitment could be added to the rezone request. This commitment (see attached) would exclude some of the uses that are normally permitted in GB in an effort to eliminate any potential incompatibilities between this commercial development and adjacent residences. Some of the excluded uses are agricultural production - livestock, boarding kennels, warehousing, automobile dealers and adult entertainment venues. Some types of uses, such as manufacturing and equipment rental are limited to a maximum first floor area of 5,000 square feet with no outdoor operation or storage of materials by footnote 10 in the Permitted Use Table (UZO 3-2). Wholesale trade operations would be subject to footnote 12 which states "permitted in...GB zones only on lots up to 2 acres in area."

As stated in the original staff report, staff believes that commercial zoning is appropriate for this area and with these additional restrictions staff can support this request.

**STAFF RECOMMENDATION:**

Commitment: Approval

Rezone: Approval